

**WOODS CROSS PLANNING COMMISSION MEETING  
JULY 12, 2016**

The minutes of the Woods Cross Planning Commission meeting held July 12, 2016 at 6:30 P.M. in the woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

Leo Beecher Chairman

**COMMISSION MEMBERS PRESENT:**

Leo Beecher Chairman  
Jennifer Bassarear  
Dan Bradford

Gary Sharp  
Brent Page  
Curtis Poole  
Matt Terry

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary

**VISITORS:**

Dave Collard  
Rick Hellstrom  
Ken Hatch  
John Zuro  
Summer Derrick

**PLEDGE OF ALLEGIANCE:**

Brent Page

**APPROVAL OF MINUTES**

The Planning Commission reviewed the minutes of the meeting held June 28, 2016. After their review, Commissioner Bassarear made a motion to approve the minutes as written with Commissioner Page seconding the motion and the motion carried.

**OPEN SESSION**

Chairman Beecher then opened the meeting to items from those present that were not on the agenda.

There were no items from the public present and Chairman Beecher closed the open session.

**INTOWN ELECTRONIC SIGN CONDITIONAL USE—635 SOUTH 700 WEST—DAVE COLLARD**

Mr. Tim Stephens, the Community Development Director, then reviewed this agenda item with the Planning Commission. He told the Commission that Intown Suites is in the process of updating their sign panels and logos. As part of updating their signage they are requesting an electronic message center. Woods Cross City ordinance does permit electronic signs as long as

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the sign does not exceed 56 square feet in display area and is no larger than 4.5 feet tall or wider than 14 feet long. Mr. Stephens said that the drawing of the sign he had received for this request meets the dimensions as required by the ordinance. He also outlined the conditions that would need to be met to accommodate this sign request.

Mr. Dave Collard from Allied Sign was at tonight's meeting representing Intown Suites and the request for the electronic sign. He said he was good with the conditions as outlined.

Commissioner Bassarear then made a motion to approve the conditional use request for an electronic changeable copy sign with the following conditions:

1. No lighting from the sign shall blink, flash, or be of unusual high intensity as to be distracting to motorists or properties in the vicinity.
2. The sign shall have sign graphic animations reduced to ten percent between the hours of 9:00 P.M. and 7:00 A.M.
3. Screen or image changes shall be slowed to 30-second intervals between 9:00 P.M. and 7:00 A.M.
4. Dark colored backgrounds shall be utilized from 9:00 P.M. to 7:00 A.M.
5. Computer control settings for the sign shall be set so as to appropriately reduce the sign brightness between the hours of 9:00 P.M. and 7:00 A.M. to mitigate sign lighting impacts to properties in the vicinity, motorists using adjacent streets, and particularly any neighboring residential areas.

Commissioner Poole seconded the motion and the motion carried.

**PUBLIC HEARING QUESTAR ZONING ORDINANCE TEXT AMENDMENT—RICK HELLSTROM**

Mr. Stephens then explained to the Planning Commission that Questar Gas has approached the city with a proposal to build a facility on 500 South across from the Utah Auto Auction. Presently Questar has major north-south natural gas transmission lines that run diagonally through this area. In addition, there is a transmission line that branches off at 500 South which heads east to Bountiful. It is necessary for Questar to periodically test and inspect these transmission lines using an apparatus that is inserted in the pipe which provides them with information regarding pipe integrity. These tests are performed approximately every seven years and the testing apparatus is inserted into the pipeline at specific facilities.

Questar is proposing to build such a fenced facility on the Kingston's property at the intersection of their north-south pipelines and the pipeline heading east at 500 South. They have indicated that this facility needs to be built at this specific location to serve particularly the inspection needs for the pipeline heading east into Bountiful.

There is some concern over constructing a facility in this area as it is viewed by the General Plan as being a future commercial, office gateway to the community and the Questar facility is not a

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use in this type of zone. Questar has provided photographs of similar facilities that are fenced with decorative concrete or block walls and landscaping that would fit into the commercial aspect of the future development

The issue that has been encountered is that the Legacy Gateway Zone is divided into two districts named Legacy Neighborhood and Legacy Core. The Legacy Core area runs from the Legacy Parkway along 500 South to approximately the A-1 Drain. The Legacy Gateway Neighborhood District runs from the A-1 Drain eastward towards 1100 West. The Legacy Gateway Neighborhood area does permit, as a conditional use, public and quasi-public facilities including facilities such as proposed by Questar. However, the Legacy Core area, which permits the larger, commercial and office focus, had public and quasi-public uses excluded. Questar is requesting that the city amend the Legacy Gateway Core District to include public and quasi-public uses, specifically utility facilities. In addition, they have proposed some minor language governing the development of these types of facilities.

Following the review by the Community Development Director, Mr. Rick Hellstrom came before the Commission to discuss Questar's plans for this development. Mr. Hellstrom said he had been working with the property owner's to acquire this property for the purpose of building a test facility. He said as they had talked to staff they realized this was not a permitted use in the area but the facility is needed to be able to test and inspect gas lines that begin at the site property. He said it is required by federal regulations that this testing happens every 7 years.

The Commission asked what the building would include. Mr. Hellstrom said the site would not include a building but would have secure above ground piping that would be screened and secured. He noted they would be working on a larger project that also would include replacing pipelines across city lines but would like to install these facilities while they are working on this larger project.

The Commission asked Mr. Hellstrom about installing security fencing for the project. Mr. Hellstrom said they would like to put in chain link fencing as they construct this project at present. He said he felt the chain link fencing would be less obtrusive in the agricultural area that is located on the property at present. He also said Questar would go back in later as the property is commercially developed and construct a block wall type of fencing that would match whatever commercial project that would eventually be located on the property where the piping would be put in.

There was also discussion about who would own the frontage of the property and how landscape would work into the project. They also asked if there would be a need for water and electricity on the proposed building site and Mr. Hellstrom said there was not a need for either one of them for this project.

Mr. Hellstrom said they are looking to have as small a footprint as possible. He said they would work with the city and property owner to make sure that future plans and decisions for the area would be beneficial to all parties involved. He said as it stands now he would like to put in a

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chain link fence, then when the property is developed he would come back in and they would construct the decorative rock wall to match whatever project is being constructed in the future.

It was also discussed that if the text was amended as presented it would not allow temporary chain link fencing. Mr. Hellstrom mentioned he would be fine to have the amendment go through as presented and then he would take other steps in the future to see if further changes could be made to allow that the temporary chain link fencing could be considered for the project.

After the discussion, Chairman Beecher opened the public hearing.

There were comments from the public regarding this matter and Chairman Beecher closed the public hearing.

There was then discussion that if the City Council adopted this change the Planning Commission would not have any leeway for temporary fencing for the area. The Commission discussed that they would like to recommend approval by the City Council as the item is presently outlined and then have the city attorney look into what further steps could be taken to alter the ordinance in the future so that it might allow the temporary chain link fencing Questar is requesting.

Following the discussion, Commissioner Sharp made a motion to forward the Planning Commission's recommendation for approval to the City Council to amend text to the zoning ordinance with the following conditions:

1. The Legacy Gateway Core Zoning District be amended to permit public and quasi-public uses.
2. Chapter 21 of the zoning ordinance be amended as proposed by staff to regulate and define public utility facilities.
3. That staff discuss with the City Attorney recommendations regarding undeveloped areas and fencing regulations that are currently written.

Commissioner Bassarear seconded the motion and the motion carried.

**HATCH BUILDING EXTERIOR FAÇADE REVIEW—999 WEST 1500 SOUTH—KEN HATCH**

Mr. Stephens then explained to the Planning Commission that the old Peak Profile building has been underutilized and has been unsightly at times as it is located within the community. There have been some efforts in the past jointly between the city and the property owner to upgrade the property but most recently the building has been vacant. The new building owner now has plans to divide the building into individual suites and is planning on remodeling portions of the inside of the building as well as adding a new exterior façade to the building. The new façade wall will be built on top of the new loading dock walls which will extend the interior space of the building out to this point. Mr. Ken Hatch has been asked to give the Planning Commission a briefing on his future plans to make additions to the building, parking, and landscaping for this site.

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Commissioner Terry was excused from the meeting at this point.

Mr. Ken Hatch then appeared before the Commission. The Commission asked Mr. Hatch to update them on the details of his plans for this building. Mr. Hatch went over his plans to extend the building both on the east end and west end of the building. He also noted there might be changes regarding the vinyl fencing that is currently screening the building, but that he didn't mind still screening the property if that is what was asked but would probably use different building materials for the screening. The Commission also asked if there would be another entrance added and he said there would be another entrance located towards the west end of the property. There was also discussion on landscaping and what elements the new façade would include. It was mentioned there would be some metal awnings added over each individual door to each suite to separate and update the façade of the building.

The Commission said they were happy to see improvements being made to this facility and felt like this was a very good direction to go to make this property more appealing and more of an asset to the community.

Following the discussion, Commissioner Sharp made a motion to approve the architectural update and features for Mr. Ken Hatch as presented. Commissioner Poole seconded the motion and the motion carried.

**GENERAL AND PENDING**

Mr. Stephens noted for the Commission that there are two members of the Planning Commission whose terms would be coming to an end so they would probably be getting a call from the Mayor to speak with him about it.

The Commission then noted there was another person waiting to address the Commission who was not on the agenda.

Chairman Beecher then reopened the open session and called the citizen forward.

Ms. Summer Derrick living at 2391 South 1560 West appeared before the Commission and told the Commission she had been having problems with a business located behind her home which was causing noise in the early morning hours waking her and her family. She said that the Solar One business located behind her home has a conditional use permit but she feels like they are not following all conditions as outlined in the permit as their rollup doors are open during the day and it allows a lot of noise as they load and unload their trailers. She said they are awakened by the noise early every morning and it is very hard for her and her family to sleep. She also said garbage pickup is also causing a problem as they follow the 6:00 A.M. rule to pick up the garbage but that the trucks sit and idle in the parking lot 10 or 15 minutes before the allowed pickup time, causing more noise.

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Ms. Derrick said she was at tonight's meeting asking the Commission to reevaluate the conditional use permit that has been given to Solar One and to review the conditions that they operate under so her and her neighbors who are being affected by the noise can get some sort of relief.

The Community Development Director noted for the Commission they could review the conditional use permit. He also said that the Code Enforcement Officer has been looking into the matter. The Community Development Director said he had prepared a letter that would be sent to Solar One outlining the complaints and inviting them to the August 9<sup>th</sup> Planning Commission meeting to address the concerns of Ms. Derrick and her neighbors. He said the conditions of the permit could be reviewed at this time. He also pointed out that this property is grandfathered so some of the zoning ordinances do not apply to the property.

Commissioner Poole was excused from the meeting at this point.

It was also noted that because Mr. Stephens would be out of town and because of the Pioneer Day holiday, there would be no Planning Commission meeting held July 26<sup>th</sup> so they would have to review the conditional use permit at the August 9<sup>th</sup> meeting.

The Commission encouraged Ms. Derrick to continue to monitor the situation. Ms. Derrick did say she has written a letter and also taken some video documenting the situation. She said she would like action taken as soon as possible. The Commission noted there is a process in which they have to follow but they would look into getting the matter taken care of as soon as possible. Mr. Stephens noted that there can be measures taken to revoke the conditional use permit if the problem cannot be mitigated after due process has been followed.

Ms. Derrick thanked the Commission for their time.

Chairman Beecher then reclosed the open session.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:56 P.M.

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Leo Beecher, Chairman

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Bonnie S. Craig, Secretary